

# RECORD OF PROCEEDINGS

---

## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD FEBRUARY 5, 2015

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on February 5, 2015 at 6:30 p.m., at Dancing Willows Club House, 11893 West Long Circle, Littleton, CO. 80127

### ATTENDANCE

The special meeting of the Board of Directors of the Dancing Willows Metropolitan District was called and held, as shown, in accordance with Colorado law. The following directors were present:

Robert E. Vaninger Jr.  
Susan Root  
Nancy Carson  
William Anderson  
Bobby Thomas

Also present :

James McGrady; Community Resource Services,  
District Manager and Secretary.  
Alan Matlosz; George K. Baum & Company

### CALL TO ORDER

Meeting called to order at 6:32 p.m. Introductions of the Board and community members were made.

### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

None.

### ADMINISTRATIVE ITEMS

Agenda: Upon motion duly made by Director Vaninger, and seconded by Director Root, the Board voted unanimously to amend the agenda.

Bond Refinancing Presentation by Alan Matlosz: The District has two bonds - one issued at \$3,400,000 and a second at \$500,000. The reason the District should look to refinance these Bonds is to lock in today's low interest rates and avoid increases in interest rates that currently exist in the debt service

# RECORD OF PROCEEDINGS

---

schedule of the \$3.4 Million issue. Another possible benefit is the debt service mill levy could be reduced. The year 2015 is a reassessment year, and if assessments go up, it will generate additional revenue. There are expenses relating to a refunding: (1) the fee to the underwriter; and (2) the cost of issuance, which includes expenses from the bond attorney, general counsel, and management fees to prepare all necessary documents and provide the legal opinion.

## FINANCIAL ITEMS

Review and Approve Payment of Claims: Mr. McGrady reviewed the expenditures represented by check numbers 1854 – 1875. Check # 1873 was voided, decreasing the total amount of the expenditures to \$17,971.21. Following review and discussion, upon motion duly made by Director Thomas and seconded by Director Root, and upon vote, the motion carried unanimously.

Clubhouse: A motion was made by Director Root, seconded by Director Carson, to purchase two 60” round tables and 12 folding chairs, a coffee urn, and a coffee pot, not to exceed amount of \$1,800. A vote was taken and motion carried unanimously.

## COMMITTEE REPORTS

Landscape: No formal report. Carol Swomley stated there will be two community beautification days in May. Notification of the events will be via the Fun Squad.

Streets and Sidewalks: Remington Homes and the District need to sign off on Area 3. Director Anderson reported that earlier the Board accepted Areas 1 and 2. Area 3 is an area where there was not vertical construction; therefore, the District was not in position to accept Area 3 at the time areas 1 and 2 were accepted. Most of Area 3 is in the townhome section. All construction has been completed. CTL Thompson has made recommendations on how to repair the streets, including milling and overlay. The District is willing to accept Area 3 as long as the repairs are done in accordance with the CTL Report. The District received a letter dated February 4, 2014 stating that CTL Thompson will make the repairs. The District will accept streets in the lower area, but will not accept the ramps. Ramps will be removed and a continuous ramp along South Taft Lane will be installed. The District will not be liable for the ramps. Ramps are the responsibility of the homeowner. The District will advise the homeowners that they are responsible for the ramps to get their cars into their garages. Director Vaninger

# RECORD OF PROCEEDINGS

---

suggested that anyone that has special needs should send a letter to Remington. Any agreement between the District and Remington will be approved by the Board pursuant to any special homeowner agreements.

Remington has agreed to a payment of \$8,329.13 for the cable cut to the Xcel lines. Director Anderson received a letter stating Remington's agreement to reimburse the District.

Director Root noted that a pot hole in the roundabout is starting to develop.

## ACTION ITEMS

Minutes: The minutes of the December 3, 2014, Special Meeting was reviewed by the Board. Upon a motion by Director Root and a second by Director Thomas, the Board voted unanimously to approve said minutes as presented.

Monument at the Union Entrance: Director Carson would like to withdraw the Keesen bid due to the fact the amount was an estimate. Director Thomas presented the Board with a handout, noting that a copy of the report needs to be obtained. The Signarama total is \$37,172, plus zoning of \$66.00. Director Root provided a bid for repair of the monuments that was in a previous Board packet. Although the bid is outdated, it provided an alternate to complete replacement. The following public comments were made:

- *Carol Swomley* – Strongly urge the Board to preserve the monuments as is
- *Robert Faiks* – Don't spend the money; use it to pay down our debt instead. We will save more than the \$10,000 that Remington has promised to take off their load in to the district.
- *Ms. Thompson* – Not urgent. Okay to replace the monument as long as replacement does not take privacy away
- *Bob Carson* – Concentrate on paying off notes.
- *Bill Bristol* – All been covered.
- *Chuck Danford* – Rebuild the sign as it affects everyone in the community.
- *Nancy Carson* - is not convinced we can afford the new monuments.
- *Jim Newell* – Questioned if we have a formal proposal?

Public Comment closed at 8:15 p.m.

# RECORD OF PROCEEDINGS

---

Director Anderson made a motion to accept the proposal from SignaRama in the amount of \$37,172, seconded by Director Thomas. A vote was taken and the motion failed two (2) in favor and three (3) against.

Carol Swomley asked the Board to approve a proposal from Keesen Landscape Management to install fence beds. Upon motion duly made, seconded and unanimously carried, the Keesen contract to install fence beds was approved with Director Thomas abstaining.

Parking Rules & Regulations: The legal documentation is completed. Director Thomas stated that the District is in the process of educating the residents about the District's parking Rules and Regulations. The District already has 12 "No Parking" signs and Director Thomas will proceed in getting a bid to purchase 40 additional signs.

A resident noted that they pulled parking rules off the web site and it appears to be incorrect.

Director Carson wondered if commercial vehicles are to be allowed to park within the District.

Upon motion duly made, seconded and unanimously carried, the Board approved the purchase of 40 more signs and posts, and to pay for installation of signs up to \$6,000.

## LEGAL ITEMS

None.

## DISCUSSION ITEMS

### Item A:

Xcel will be contacted to uncover electric boxes at Taft Terrance.

The next regular meeting of the Board of Directors will be held April 9, 2015, at 6:30 pm.

## DIRECTOR'S ITEMS

None.

# RECORD OF PROCEEDINGS

---

## ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:49 p.m.

Respectfully submitted,



---

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL  
FEBRUARY 5, 2015 SPECIAL MEETING MINUTES OF THE  
DANCING WILLOWS METROPOLITAN DISTRICT BY THE BOARD  
OF DIRECTORS.

Ser: Feb 5 Spcl Mtg.  
Sighn IN

| Name                     | Address                 |
|--------------------------|-------------------------|
| Beal Trahan              | 12106 W Ida Dr          |
| Bob Carson               | 12125 W. IDA DR         |
| Bob/Linda McCannick      | 5846 S. URBAN WAY       |
| Ken Anderson             | 11995 W. Ida Dr.        |
| Carol Swornley           | 5811 S. Union Ter.      |
| BRI BRISTOL              | 5826 S. URBAN CT        |
| Bob Raguso               | 5727 S. URBAN CT.       |
| Robert Renee Farkes      | 5812 S Taft Way.        |
| Joel Thompson            | 5899 S. Taft Terr.      |
| Ken Keul                 | 5898 S. TAFT TERRACE    |
| Spud & Jill Van de Water | 5791 S. Union Terrace   |
| Lee and Judy Jennings    | 5721 So. Van Gordon Way |
| CHUCK SANFORD            | 12340 W. GOULD DR.      |
| GREG ROOT                | 5730 S. VAN GORDON WAY  |
| Keith Robison            | 5887 S TAFT Lane.       |
| Donna Thomas             | 12145 W Ida Drive       |
| Bill & Linda Chlore      | 5790 S Van Gordon Ct    |
| Jim Newell               | 5856 S TAFT LANE        |
| Wendell Bash             | 12146 W Ida Dr          |
| STAN GLEN                | 11913 W. Long Cir #201  |
| Thomas Nolan             | 12118 W. Ida Lane       |
| Kay Jackson              | 11952 W Long Cir #103   |
| Don Walker               | 5877 S Urban Ct.        |
| John Landry              | 11973 W. Long Cir #203  |
| Karen Christensen        | 5859 S. Taft Ter.       |
| JAN WALKER               | 12095 W. Ida Drive      |